

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 ALBERT ROAD, BEECHWORTH, VIC 3747

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$770,000

or range between

&

### Median sale price

Median price

\$830,487

Property Type

House

Suburb

BEECHWORTH

Period - From

14/04/2025

to

14/04/2026

Source

Cotality

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

47 GILCHRIST AVENUE BEECHWORTH VIC 3747

\$745,000

02/04/2026

22 SHEHAN DRIVE BEECHWORTH VIC 3747

\$770,000

10/02/2026

9 FLETCHER ROAD BEECHWORTH VIC 3747

\$850,000

01/12/2026

This Statement of Information was prepared on: 14/04/2026